107.0	0002	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,378,800	/	1,378,800
USE VALUE:	1,378,800	/	1,378,800
ASSESSED:	1,378,800	/	1,378,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		COUNTRY CLUB DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YUNGHANS YANG LIU
Owner 2:	
Owner 3:	
Street 1:	25 COUNTRY CLUB DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LOMBARDI KEITH E -
Owner 2:	-
Street 1:	75 BARTLETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,468 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 3748 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9468.000	886,000		492,800	1,378,800
Total Card	0.217	886,000		492,800	1,378,800
Total Parcel	0.217	886,000		492,800	1,378,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.88 | /Parcel: 367.8

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
317567			05/18/16

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 107.0-0002-0004.0

!16261!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	886,000	0	9,468.	492,800	1,378,800	1,378,800	Year End Roll	12/18/2019
2019	101	FV	670,400	0	9,468.	492,800	1,163,200	1,163,200	Year End Roll	1/3/2019
2018	101	FV	670,400	0	9,468.	422,400	1,092,800	1,092,800	Year End Roll	12/20/2017
2017	101	FV	609,900	0	9,468.	394,300	1,004,200	1,004,200	Year End Roll	1/3/2017

PRINT

Date	Time
12/11/20	05:53:05

LAST REV

Date	Time
09/18/17	15:03:58

apro

USER DEFINED

Prior Id # 1:	68170
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 16261

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOMBARDI KEITH	1482-27		12/3/2015		1,220,000	No	No		
MARTIN JAMES H	1463-132		11/26/2014	Change>Sale	875,000	No	No		Sale of original house 27 Oldham on 18,666 sq

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2015	250	Heat App	19,000	C				
3/2/2015	200	New Buil	379,000	C				
1/22/2015	96	Foundati	14,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2016	Meas/Inspect	PT	Paul T

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9468		Sq. Ft.	Site		0	70.	0.74	4									492,828						492,800	

Total AC/HA:	0.21736	Total SF/SM:	9468	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	492,828	Spl Credit		Total:	492,800

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	Blue		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.93014938
Const Adj.:	1.00138497
Adj $ / SQ:	116.430
Other Features:	166814
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	889563
Depreciation:	3558
Depreciated Total:	886005

COMMENTS

Sub-division from 27 Oldham Rd see plan no 16414-19.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	4	HB	1				

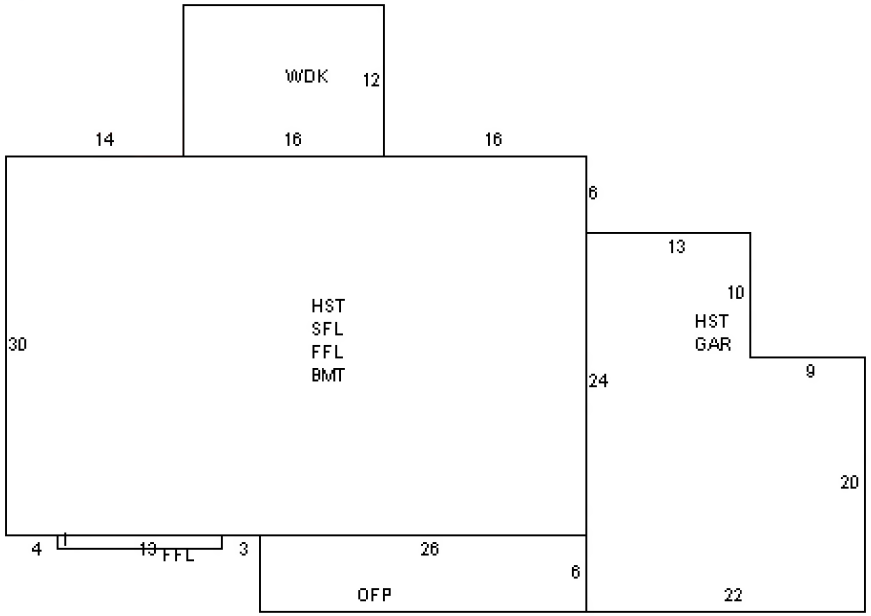
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	m
Totals			
1	11	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,393	116.430	162,187
BMT	Basement	1,380	34.930	48,202
SFL	Second Floor	1,380	116.430	160,673
HST	Half Story	975	116.430	113,519
GAR	Garage	570	19.410	11,065
WDK	Deck	192	11.220	2,155
OFP	Open Porch	156	27.110	4,230
	Net Sketched Area:	6,046	Total:	502,031
Size Ad	3748	Gross Are	7021	FinArea 3748

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	154.85
Special Features:	0	Val/Su Net:	146.54
Final Total:	886000	Val/Su SzAd	236.39

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 107.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: